



147 Mandale Road, Horton Bank Top, Bradford, West Yorkshire, BD6 3NX
Asking Price £195,000

HAMILTON BOWER are pleased to offer FOR SALE WITH NO CHAIN this recently modernised THREE BEDROOM SEMI-DETACHED FAMILY HOME in Bradford - BD6. With potential to extend the property (STPC), off-street parking leading to detached garage, new flooring and decoration throughout, and within close proximity to local schools, we expect this property to be popular with family buyers seeking a home in the area. Internally comprising; entrance, lounge, kitchen, two double bedrooms and a single room, bathroom and loft. Externally the property benefits from a large plot, has a low-maintenance garden to the rear, a lawned garden to the front, and a driveway leading to the garage to the side. The property benefits from gas central heating and double glazing throughout, offers potential to be extended (STPC) and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Lounge

14'4" x 12'0" (4.39m x 3.68m)



Spacious lounge with bay window view to the front of the property and offering ample room for a two-three piece suite.

Kitchen

13'10" max x 7'10" (4.22m max x 2.41m)



Modern kitchen to the rear of the property with access to the garden, dual-aspect windows and herringbone-style flooring. Fitted with a good range of matching units with complementary worktops and tiled splashbacks. Appliances - gas hob with overhead extractor, oven/grill, sink with drainer, space/plumbing for washing machine and fridge/freezer.

FIRST FLOOR

Primary Bedroom

10'7" x 9'2" (3.25m x 2.8m)



Good-sized primary bedroom with a view to the front of the property.

With new carpets and ample room for a double bed with side tables and wardrobes.

Bedroom

10'0" x 9'3" (3.07m x 2.82m)



Second bedroom, a further double with new carpets and a view to the rear.

With ample room for a double bed with side tables and wardrobes.

Bedroom

5'10" x 7'6" (1.78m x 2.29m)



Third bedroom, a single room with a view to the front of the property.

Bathroom



Bathroom with frosted window to the rear and herringbone-style flooring.

With tiled walls and a matching white three-piece suite - bath with overhead shower, wc, wash basin and towel rail.

EXTERNAL



Rear



Low-maintenance garden to the rear of the property with access from the kitchen or side of the property.
With a patio area leading from the house, and an astroturf lawn to the lower end.

Front & Side



The property benefits from a generous plot, with a private lawned garden to the front with gated entrance.
To the side is a gated driveway which leads to the detached single garage.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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